



Treescape

*Thatchers Lane, Shirley, Bransgore, Christchurch, BH23 8EG*

SPENCERS  
NEW FOREST









*Available to the market with No Forward Chain - A rare and unique opportunity to purchase a chalet bungalow with extensive outbuildings, offering in excess of 2,800sqft in total. The property is set on a truly delightful plot of approximately half an acre of landscaped ground and gardens*

## The Property

Dating back to the 1960's, this wonderful chalet bungalow offers three good-sized bedrooms and fantastic, spacious living accommodation.

An enclosed porch gives access to a large entrance hall which houses a cloaks cupboard, WC with hand wash basin, a separate shower room, airing cupboard and the staircase leading up to the first floor. The two-ground floor double bedrooms are situated to the front of the property, both with ample space for wardrobes, bedroom three also benefits from a double aspect.

The sitting room is a naturally bright and airy room, an abundance of natural light is provided through glass sliding doors which lead out to the terrace and garden beyond. The sitting room features a marble effect feature fireplace with an electric fire and gives further access into the separate breakfast room and dining room.

The kitchen is fully fitted with base and wall level units, a conventional oven and electric hob and space and plumbing for both a washing machine and dishwasher. Adjoining the kitchen, is a useful utility space which incorporates a WC and houses the boiler, with an external door leading to the side of the property. From the kitchen, there is access to the breakfast room which in turn, leads into the dining room. The dining room also features large glass sliding doors, flooding the room with natural light and providing access to the terrace.

**£875,000**



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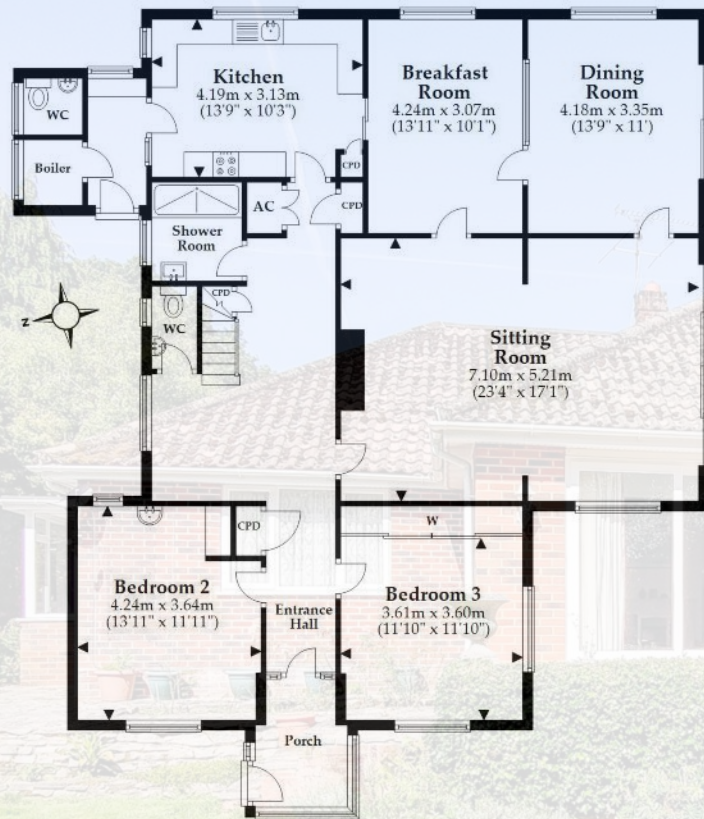
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## FLOOR PLAN

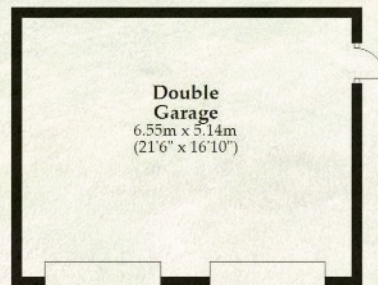
### Ground Floor

Approx. 151.0 sq. metres (1625.2 sq. feet)



### Garage

Approx. 33.7 sq. metres (362.4 sq. feet)



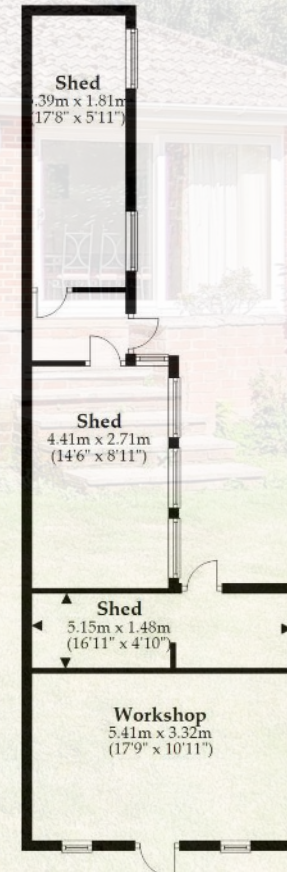
### First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



### Outbuilding

Approx. 51.0 sq. metres (548.7 sq. feet)



Total area: approx. 261.7 sq. metres (2816.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





*Situated in a sought-after hamlet on the outskirts of Bransgore village, surrounded by rolling countryside. This extremely versatile property would benefit from a programme of modernisation/reconfiguration or could alternatively be rebuilt (STPP)*

## The Property Continued...

A staircase leads to the first floor and principal bedroom which has two large Velux windows, fitted wardrobes and an ensuite shower room.

## Grounds & Gardens

The property is approached through a timber gate, leading to a shingle drive providing off-road parking for several vehicles, from here access is also provided to the large detached double garage.

A brick archway, which is set between the garage and the property, leads to a paved area which houses the oil tank. Here, there is also an additional outdoor seating area and access to the outbuildings.

There is a lawned area situated to the front of the property that wraps around the side of the property. The side and rear gardens are of a generous size and are mainly laid to lawn, complimented by a generous raised terrace area which would be ideal for alfresco dining and entertaining. The property is bordered by mature hedgerow, creating a great sense of privacy and seclusion.

The beautiful rear garden is divided into different areas of lawn with large mature plant beds and features a trickling stream running through the back of the garden.







## The Situation

The village of Bransgore lies on the edge of the New Forest, within easy reach by car of popular beaches and the towns of Christchurch and Bournemouth. The village boasts a well regarded primary school, sports field and children's playground, as well as many woodland walks. The nearby picturesque village of Burley boasts a range of boutique shops, a dispensing GP surgery and two public houses. Burley also enjoys an active village community with a village hall, cricket club and a popular 9 hole golf course. The sailing centres of Lymington and Christchurch are both nearby with Lymington also offering a ferry service to the Isle of Wight. The larger coastal cities of Bournemouth and Southampton are both easily accessible, as is the Cathedral City of Winchester. Bournemouth boasts an international airport with an increasing number of national and international destinations, as does Southampton.

## Services

Energy Performance Rating: E

Council Tax Band: E

Tenure: Freehold

Mains electricity and water supply - Private drainage - Oil fired central heating

## Directions

Proceed out of Burley in a south westerly direction along Pound Lane and across the open forest. Upon reaching the crossroads, turn right into Braggers Lane. Continuing to the far end, then proceed straight over, onto Thatchers Lane. Continue for approximately  $\frac{1}{4}$  of a mile and the property is the last on the left before reaching the fork in the road.

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





*The Parish encompasses peaceful rural hamlets of country houses and thatched cottages yet is within easy reach of Dorset's sandy beaches*

## The Local Area

Bransgore is a bit of a secret. This village in the south western corner of the New Forest has a good selection of facilities, strong community, and easy access to Dorset's sandy beaches. In the centre of Bransgore is a convenient parade of useful shops (such as a bakery, cafe and Co-op) as well as a medical centre. There's a well-used village hall with a sizeable recreation ground, supporting a number of clubs and activities, and a clutch of popular local dining inns including The Carpenter Arms, The Three Tuns and The Crown. There are a number of excellent schools in the area. These include: Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. The public schools of Canford and Bryanston are within an hour's drive.

## Points Of Interest

Twin Oaks Medical Centre	1.1 Miles
The Crown Public House	1.2 Miles
The Three Tuns Public House	1.5 Miles
Bransgore Primary School	1.5 Miles
Hinton Admiral Station	3.3 Miles
Highcliffe School	4.7 Miles
Bournemouth Hospital	6.7 Miles





For more information or to arrange a viewing please contact us:

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